



Board of Adjustment Case Report

City of Raleigh
Department of City Planning
One Exchange Plaza
Raleigh, NC 27601
(919) 996-2626
www.raleighnc.gov

Case File: A-71-15

Property Address: 3118 Stedman Drive

Property Owner: Anna & Kurt Regensburger

Project Contact: David Keyser

Nature of Case: A request for an 11.2' primary street yard setback variance from the Residential Infill Compatibility requirements set forth in Section 2.2.7.C of the Part 10A Unified Development Ordinance to allow for a front-facing addition to a detached house resulting in a 27.8' street yard setback on a .14 acre property zoned Residential-4 located at 3118 Stedman Drive.

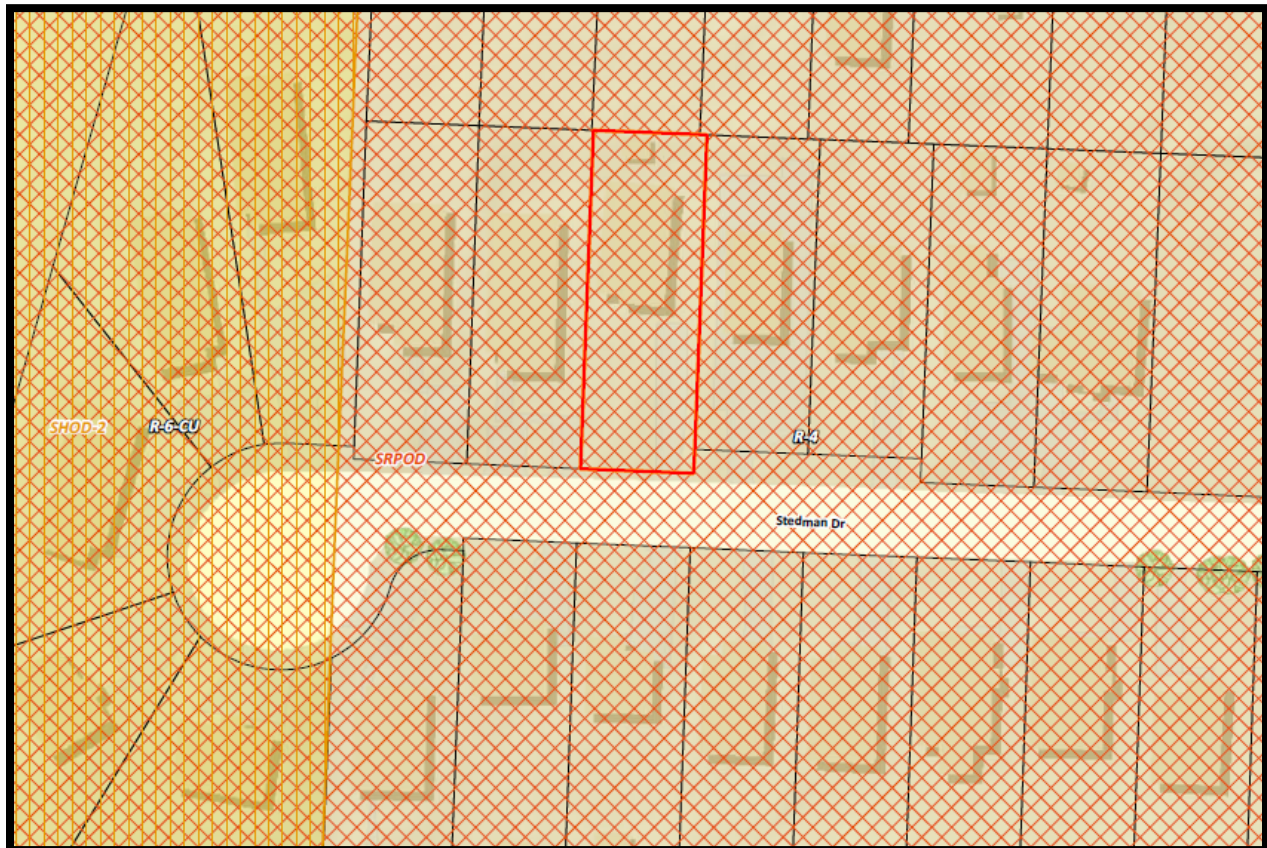


3118 Stedman Drive – Location Map

To BOA: 9-11-15

Staff Coordinator: Eric S. Hodge, AICP

**ZONING
DISTRICTS:** Residential-4



3118 Stedman Drive – Zoning Map

VARIANCE STANDARDS: In accordance with UDO [§10.2.10 Variance](#), before a variance request is granted, the Board of Adjustment shall show all of the following:

1. Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.
2. The hardship results from conditions that are peculiar to the property, such as location, size or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions

that are common to the neighborhood or the general public, may not be the basis for granting a variance.

3. The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.
4. The requested variance is consistent with the spirit, purpose and intent of the ordinance, such that public safety is secured and substantial justice is achieved.

2.2.7 Residential Infill Compatibility

A. Intent

The intent of the residential infill compatibility standards is to accommodate and encourage compatible development in existing residential neighborhoods, while reinforcing the established character of the neighborhood and mitigating adverse impacts on adjacent homes.

B. Applicability

1. The standards contained within this section apply to any building in an R-4, R-6 or R-10 district where all of the following are present:

- a. The total site area is 5 acres or less;
- b. At least 50% of the side and rear property lines abut existing detached or attached building types; and
- c. The lot must have been recorded for at least 20 years. This time period includes subsequent recombinations or subdivisions of the original lot configuration or recordation.

2. These infill compatibility rules do not apply in a General or Streetside Historic Overlay District or in a Neighborhood Conservation Overlay District where height is regulated.

C. Street Setback

1. The proposed building must be located within the range of setbacks, no closer than the smallest setback in the range and no further than the largest setback in the range, except where a Neighborhood Conservation Overlay District applies an alternate setback.
2. On an interior lot, the range of setbacks is measured on the basis of the 2 closest lots in either direction along the block face. **(The range of allowable setbacks in this case is between 56.8' & 75.8')**
3. On a corner lot, the range of setbacks is measured on the basis of the 3 closest lots along the primary block face.
4. Where the calculation cannot be applied to at least 4 lots on an interior lot or 3 lots on a corner lot, the building must meet the district standards.

Zoning District Setback Standards: The subject property is zoned Residential-4

| Yard Type | Minimum Setback |
|------------------|------------------------|
| Primary Street | 20' |
| Side Street | 15' |
| Side | 10' |
| Sum of Sides | 20' |
| Rear | 30' |



Planning & Development

Development Services
Customer Service Center

One Exchange Plaza
1 Exchange Plaza, Suite 400
Raleigh, North Carolina 27601
Phone 919-996-2495
Fax 919-516-2685

100-2410-524100-000-00000-00000-00000000
BOARD OF ADJUSTMENT \$200.00

Variance Application

Check Tendered : \$200.00

| OFFICE USE ONLY | |
|---|--------------------|
| Nature of variance request (Submit addendum on separate sheet, if more space is needed.) We would like to request for 2 variances for the infill codes per City of Raleigh. Please see attached documents. Thank you | Transaction Number |
| Provide all previous transaction numbers for Coordinated Team Reviews, Due Diligence Sessions or Pre-Submittal Conferences. If this property was the subject of a previous variance request, provide the case number. 204- | |

| GENERAL INFORMATION | | | |
|--|----------------------|---|-----|
| Property Address 3118 Stedman Dr Raleigh NC 27606 | | Date | |
| Property PIN 0794033062 | Current Zoning R4 | | |
| Nearest Intersection Method + Stedman | | Property size (in acres) 0.14 | |
| Property Owner Anna + Kurt Regensburger | | Phone 919-859-4951 | Fax |
| | | Email anna.regensburger@gmail.com | |
| Project Contact Person DAVID KEYSER | | Phone 919-616-9093 | Fax |
| | | Email DAVID KEYSER @ ATT.NET | |
| Property Owner Signature | | Email anna.regensburger@gmail.com | |
| Notary Joni M. Surette (Joni M. Surette) | | Notary Signature and Seal | |
| Sworn and subscribed before me this 27th day of July, 2015 | | <div style="border: 1px solid black; padding: 5px; display: inline-block;">Toni M. Surette NOTARY PUBLIC Wake County, NC My Commission Expires: 4-19-20</div> | |

It is improper to contact any member of the Board of Adjustment prior to the disposition of a case to discuss the request. A variance application will not be considered complete until all required submittal components listed on the Variance Checklist have been received and approved.


[Home](#)

Wake County Real Estate Data Account Summary

[iMaps](#)
[Tax Bills](#)
Real Estate ID **0042991** PIN # **0794033062**
[Account Search](#)
Location Address
3118 STEDMAN DRProperty Description
LO58 METHOD
[Pin/Parcel History](#) [Search Results](#) [New Search](#)
[NORTH CAROLINA](#) [Account](#) | [Buildings](#) | [Land](#) | [Deeds](#) | [Notes](#) | [Sales](#) | [Photos](#) | [Tax Bill](#) | [Map](#)

For real estate accounts created or new construction built after January 1, 2015: Property values are under review for tax year 2016. Land and building values on these properties will reflect an assessment based on the January 1, 2008 Schedule of Values until late 2015 or early 2016 at which time the January 1, 2016 revaluation values for both land and buildings will be available.

| | | | |
|--|--|--|--|
| Property Owner REGENSBURGER, KURT & ANNA (Use the Deeds link to view any additional owners) | | Owner's Mailing Address 3721 KOOMEN LN RALEIGH NC 27606-4437 | Property Location Address 3118 STEDMAN DR RALEIGH NC 27607-5226 |
| Administrative Data Old Map # 521-00000-0128 Map/Scale 0794 13 VCS 01RA729 City RALEIGH Fire District Township RALEIGH Land Class R-<10-HS ETJ RA Spec Dist(s) Zoning R-4 History ID 1 History ID 2 Acreage .14 Permit Date 5/6/2014 Permit # 0000113869 | | Transfer Information Deed Date 9/19/2013 Book & Page 15446 0813 Revenue Stamps 120.00 Pkg Sale Date 9/19/2013 Pkg Sale Price \$60,000 Land Sale Date Land Sale Price Improvement Summary Total Units 1 Recycle Units 0 Apt/SC Sqft Heated Area 896 | Assessed Value Land Value Assessed \$50,000 Bldg. Value Assessed \$17,639 Tax Relief Land Use Value Use Value Deferment Historic Deferment Total Deferred Value Use/Hist/Tax Relief Assessed Total Value \$67,639 Assessed* |

*Wake County assessed building and land values reflect the market value as of January 1, 2008, which is the date of the last county-wide revaluation. Any inflation, deflation or other economic changes occurring after this date does not affect the assessed value of the property and cannot be lawfully considered when reviewing the value for adjustment.

The January 1, 2008 values will remain in effect until the next county-wide revaluation, which begins January 1, 2016. Until that time, any real estate accounts created or new construction built is assessed according to the 2008 Schedule of Values.

For questions regarding the information displayed on this site, please contact the Revenue Department at RevHelp@wakegov.com or call 919-856-5400.

Real Estate ID **0042991**PIN # **0794033062**Account
SearchLocation Address
3118 STEDMAN DRProperty Description
LO58 METHOD[Pin/Parcel History](#) [Search Results](#) [New Search](#)[Account](#) | [Buildings](#) | [Land](#) | [Deeds](#) | [Notes](#) | [Sales](#) | [Photos](#) | [Tax Bill](#) | [Map](#)

| Building Location Address | | Building Description | Card 01 Of 01 | |
|---------------------------|-------------------------|----------------------|----------------------|--------------------------------------|
| 3118 STEDMAN DR | | 01RA729 | | |
| Bldg Type | 01 Single Family | Year Blt 1950 | Eff Year 1970 | Base Bldg Value \$31,781 |
| Units | 1 | Addns | Remod 1962 | Grade D-10 75% |
| Heated Area | 896 | Int. Adjust. | | Cond % B 74% |
| Story Height | 1 Story | Other Features | | Market Adj. |
| Style | Conventional | | | Market Adj. |
| Basement | Crawl Space | | | Accrued % 74% |
| Exterior | Frame | | | Incomplete Code |
| Const Type | | | | Card 01 Value \$17,639 |
| Heating | Central | | | All Other Cards |
| Air Cond | Central | | | Land Value Assessed \$50,000 |
| Plumbing | 1 BATH | | | Total Value Assessed \$67,639 |

| Main and Addition Summary | | | | | Other Improvements | | | | |
|---------------------------|------|-------|------|-----|--------------------|---------|------|-----------|-----------|
| Story | Type | Code | Area | Inc | Units | DesItem | Code | Year %ADJ | Inc Value |
| M | 1 | FR/CS | 896 | | | | | | |
| A | | OP | 129 | 40 | | | | | |
| B | | | | | | | | | |
| C | | | | | | | | | |
| D | | | | | | | | | |
| E | | | | | | | | | |
| F | | | | | | | | | |
| G | | | | | | | | | |
| H | | | | | | | | | |

| Building Sketch | Photograph |
|-----------------|--------------------|
| | |
| | 0042991 12/30/2013 |

To: City of Raleigh for Variance Request

From: Kurt & Anna Regensburger (owners)

To it whom it may concern,

We would like to request the following items to be approved in order to complete project.

Please see drawings and survey for detailed information

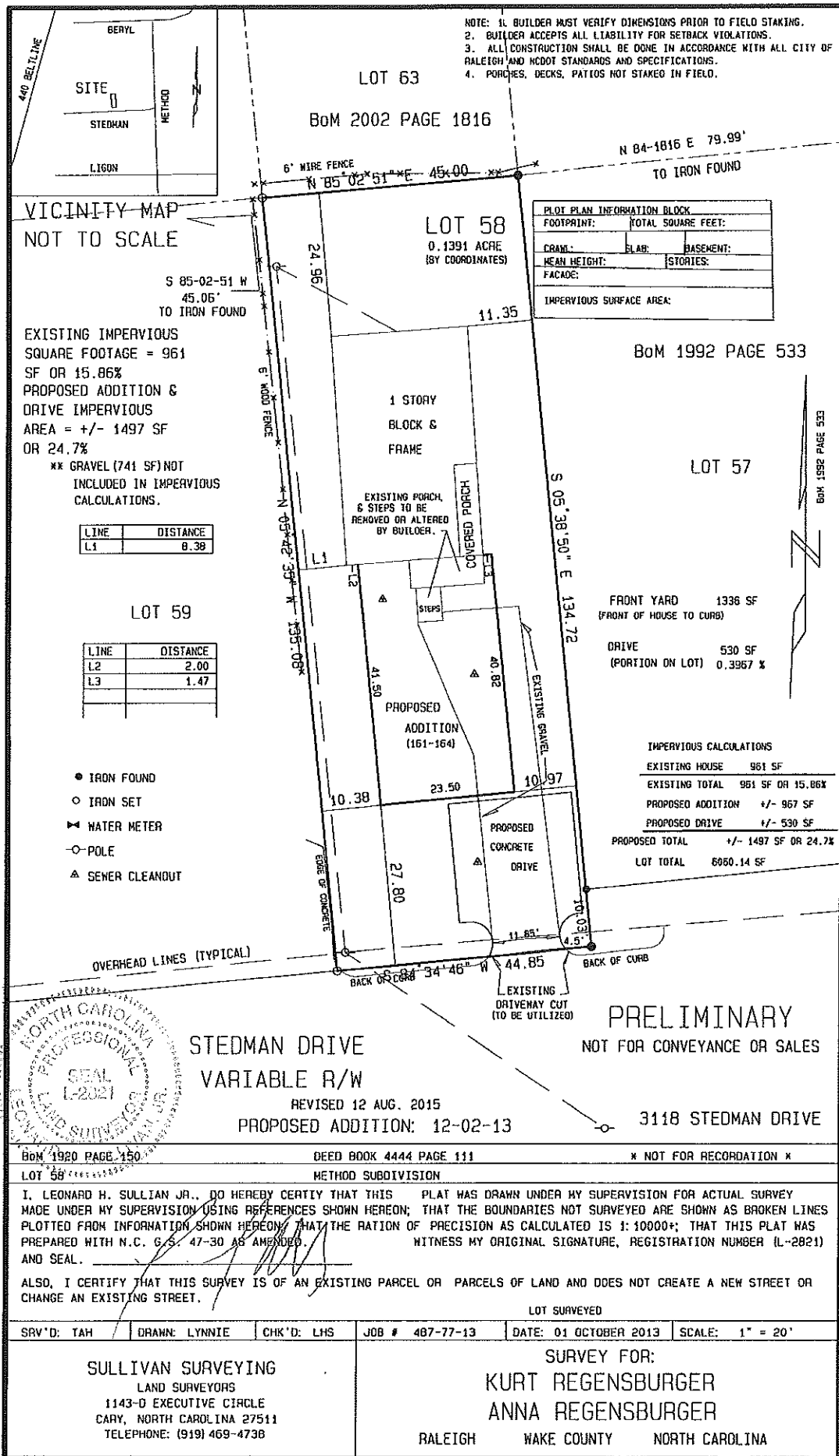
Property: 3118 Stedman Dr. Raleigh, NC 27607

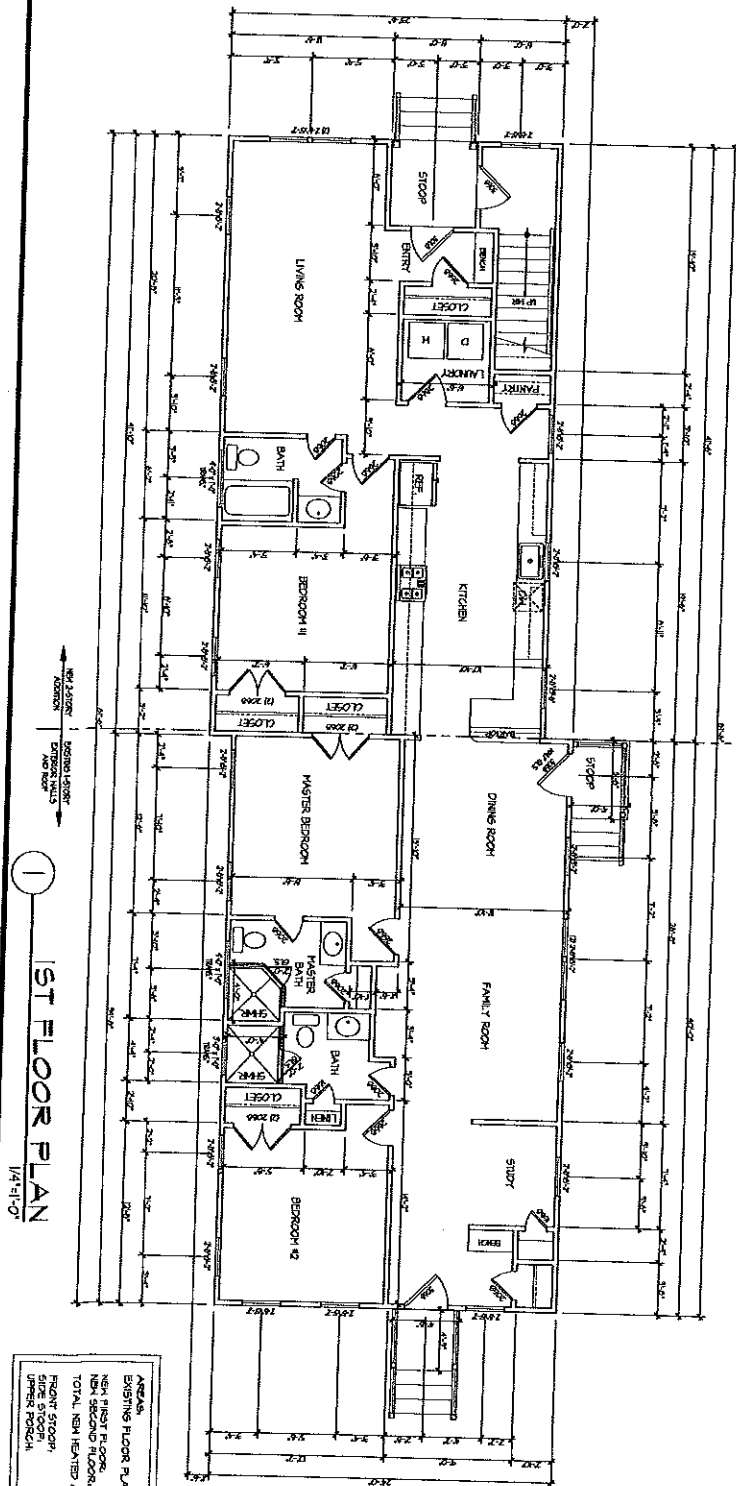
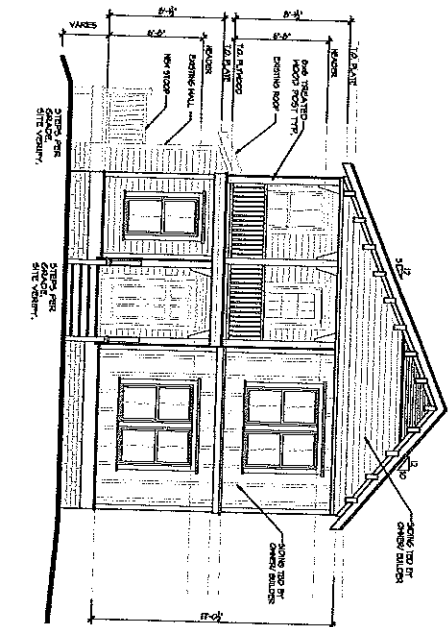
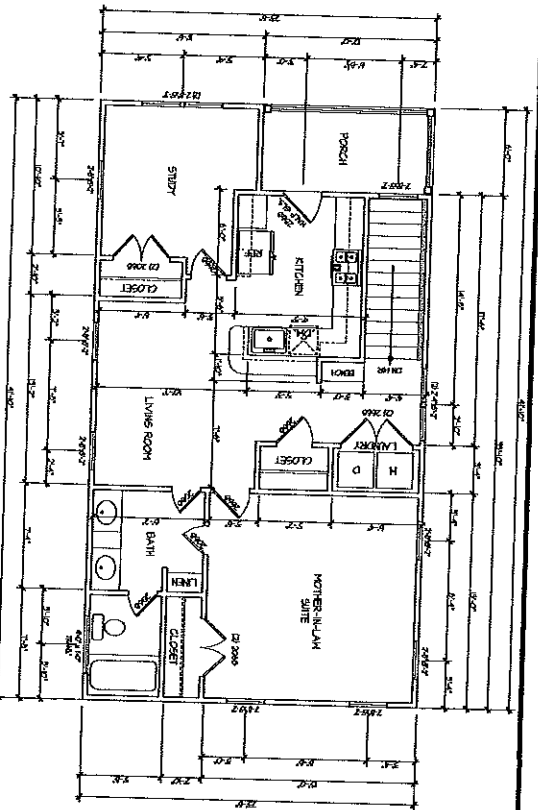
Revisions will be needed on the following items

Code 2.2.7c street setback. Set back allowed to be 27.80 ft. from curb. Instead of 39ft as to the house to the left of my property.

Code 2.2.7e side wall length. Less than 4 ft. per code in order to maintain side setbacks.

Thank you in advance for your help,





| AREA | EXISTING FLOOR PLAN | NEW FLOOR PLAN |
|-----------------------|---------------------|----------------|
| NEW FIRST FLOOR | 950 SF | 941 SF |
| NEW SECOND FLOOR | 411 SF | 411 SF |
| TOTAL NEW HEATED AREA | 1361 SF | 1352 SF |
| FRONT PORCH | 50 SF | 50 SF |
| REAR PORCH | 22 SF | 22 SF |
| SCREENED PORCH | 12 SF | 12 SF |



SCALE: 1/4"=1'-0"

FLOOR PLANS

| | |
|-----------|-----------|
| DATE: | 3.13.2015 |
| REVISION: | BY |
| 6.12.2015 | AH |

STEDMAN II
3118 STEDMAN DRIVE
RALEIGH, NC 27607

KEYSER LLC
CONTACT: DAVID KEYSER
EMAIL: DAVIDKEYSER@ATTNET
PHONE: 919-616-1063

A WAY DRAFTING SOLUTIONS
4513 LANCASHIRE DR.
RALEIGH, NC 27613
CONTACT: AARON HATHAWAY
EMAIL: ADHATHAWAY@GMAIL.COM
PHONE: 919-452-1086